176.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,500 / 585,500
					USE VALUE:	585,500 / 585,500
					ASSESSED:	585,500 / 585,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN TIMOTHY
Owner 2:	KWASNIK MARTHA
Owner 3:	
Street 1:	99 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY BARBARA R -
Owner 2:	-
Street 1:	99 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .073 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Vinyl Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3200.000	242,400		343,100	585,500
Total Card	0.073	242,400		343,100	585,500
Total Parcel	0.073	242,400		343,100	585,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.74 /Parcel: 377.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118367

GIS Ref

GIS Ref

Insp Date 07/30/18

!13759!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,400	0	3,200.	343,100	585,500		Year end	12/23/2021
2021	101	FV	235,500	0	3,200.	343,100	578,600		Year End Roll	12/10/2020
2020	101	FV	235,500	0	3,200.	343,100	578,600	578,600	Year End Roll	12/18/2019
2019	101	FV	196,400	0	3,200.	338,200	534,600	534,600	Year End Roll	1/3/2019
2018	101	FV	196,100	0	3,200.	259,800	455,900	455,900	Year End Roll	12/20/2017
2017	101	FV	196,100	0	3,200.	245,100	441,200	441,200	Year End Roll	1/3/2017
2016	101	FV	196,100	0	3,200.	225,500	421,600	421,600	Year End	1/4/2016
2015	101	FV	192,800	0	3,200.	210,800	403,600	403,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:42:05

LAST REV

Date	Time
04/17/20	09:24:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13759

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY BARBARA	74100-413	1	2/7/2020		584,000	No	No		
	13083-357		10/28/1976		42,500	No	No		Peter S Doherty dod 3/26/2018

USER DEFINED

Prior Id # 1:	118367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2017	1302	Siding	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
7/30/2018	Meas/Inspect	BS	Barbara S
10/20/2008	Missed Appt.	189	PATRIOT
4/20/2001	Inspected	PM	Peter M
2/26/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3200		Sq. Ft.	Site		0	70.	1.53	6			Topo	-5					343,140						343,100	

Total AC/HA:	0.07346	Total SF/SM:	3200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	343,140	Spl Credit		Total:	343,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351298
Depreciation:	108902
Depreciated Total:	242396

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

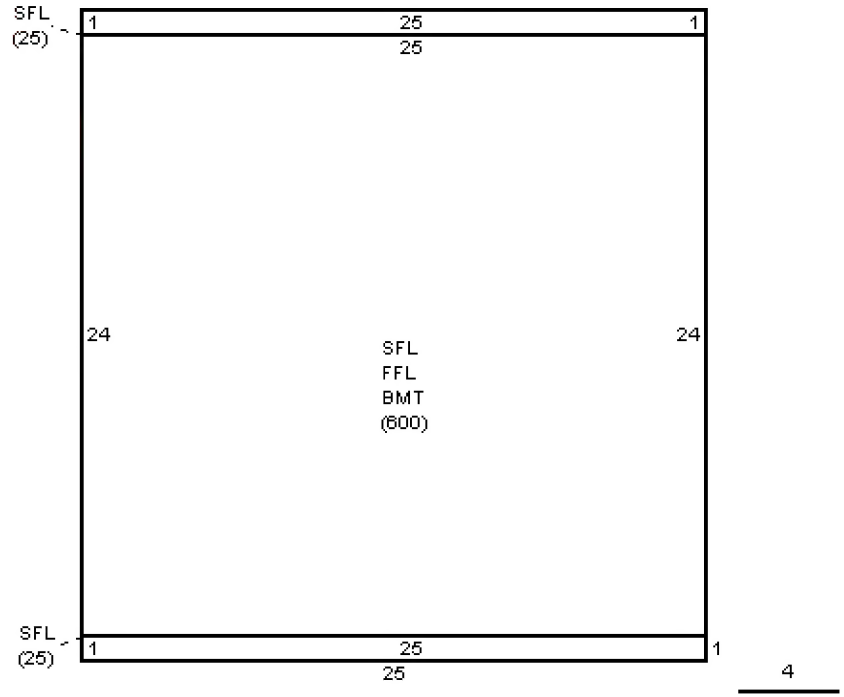
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.98
Special Features:	0	Val/Su Net:	131.03
Final Total:	242400	Val/Su SzAd	193.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	188.980	122,838
BMT	Basement	600	75.120	45,072
FFL	First Floor	600	188.980	113,389

Net Sketched Area:	1,850			Total:	281,299
Size Ad	1250	Gross Area	1850	FinArea	1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: